



City of El Paso – City Plan Commission Staff Report

Application Type:	Amendment to the 2025 Major Thoroughfare Plan
CPC Hearing Date:	February 22, 2018
Location:	West of Joe Battle Blvd and North of Rojas Drive
Rep District:	District 6
Neighborhood Associations	Ranchos del Sol Neighborhood Association and Eastside Civic Association
Existing Zoning:	R-1
Applicants:	Noe and Lourdes Castillo

APPLICATION DESCRIPTION

Mr and Mrs. Castillo owners of property on Loma Verde Drive have submitted a request to downgrade portion of Loma Verde from a minor arterial to a collector status on the City's Major Thoroughfare Plan (MTP). The reason for the request is that the owner is proposing to subdivide his property into three residential lots and the City Code does not permit residential development fronting on a minor arterial. The portion of Loma Verde located north of the property owner, requesting the downgrade is currently designated as collector on the MTP. The length of Loma Verde requested to be downgraded is approximately 1,100 feet and the width of the right of way being 90 feet.

Street and Maintenance Department Recommendation:

The City's Street and Maintenance Department staff cannot support the proposed amendment based on the following:

- Although the proposed subdivision is similar in layout to lots fronting onto Loma Verde further north, the traffic conditions vary greatly. Directly to the north of the subject property, is Ted Houghton Drive, which serves as a connecting point between Pellicano and Loma Verde (ultimately leading to Rojas). The Loma Verde/Ted Houghton intersection also supports direct access to Loma Verde Elementary School. These conditions result in differing traffic volumes between Loma Verde, north of Ted Houghton, and Loma Verde, south of Ted Houghton. The portion of Loma Verde, north of Ted Houghton, ultimately becomes a dead-end and mostly supports local, residential traffic. A 2014 traffic study recorded only 1,231 ADT on this portion of Loma Verde. The portion of Loma Verde, south of Ted Houghton, serves as a primary ingress/egress to Rojas for the

surrounding neighborhood and uses. The 2014 traffic study on Loma Verde captured 3,863 ADT just south of the Ted Houghton intersection. In addition, the subject property is located at both a vertical curve and transition point of Loma Verde. This vertical curve poses a site distance problem for the proposed direct-access residential lots; additionally a driveway would not be permitted near the pavement transition at the south end of the property. *Please note that we would likely support a layout wherein the applicant includes some form of indirect access, which can be very similar to the layout of the properties directly across the street from the subject parcel.*

One additional note to staff: Although we do not support the proposed amendment, the current MTP designations/lack thereof, do give cause for a need for MTP revisions along the Loma Verde corridor. Based on traffic volumes and the conditions described above, designating all of Loma Verde, between David Bret and Rojas, as a minor arterial is a preferable solution.

Attachments:

Attachment 1: Location Map

Attachment 2: Base Map

Attachment 3: Aerial Map





